008.0	0002	0036.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,043,800 /	1,043,800
					USE VALUE:	1,043,800 /	1,043,800
					ASSESSED:	1,043,800 /	1,043,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
7		MARION CIR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MANNSTADT MICHAEL
Owner 2:	LANSKE BEATE
Owner 3:	
Street 1:	7 MARION CIRCLE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	DE VRIES RICHARD J-DORIS E -
Owner 2:	-
Street 1:	7 MARION CIRCLE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .178 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1951, having primarily Clapboard Exterior and 2976 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7763.000	521,500		522,300	1,043,800
Total Card	0.178	521,500		522,300	1,043,800
Total Parcel	0.178	521,500		522,300	1,043,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 350.74 | /Parcel: 350.74

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 7370

GIS Ref

GIS Ref

Insp Date 10/06/17

!793!

PREVIOUS ASSESSMENT

Parcel ID: 008.0-0002-0036.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	521,500	0	7,763.	522,300	1,043,800		Year end	12/23/2021
2021	101	FV	503,200	0	7,763.	522,300	1,025,500		Year End Roll	12/10/2020
2020	101	FV	503,300	0	7,763.	522,300	1,025,600	1,025,600	Year End Roll	12/18/2019
2019	101	FV	404,100	0	7,763.	555,000	959,100	959,100	Year End Roll	1/3/2019
2018	101	FV	404,000	0	7,763.	404,800	808,800	808,800	Year End Roll	12/20/2017
2017	101	FV	404,000	0	7,763.	352,600	756,600	756,600	Year End Roll	1/3/2017
2016	101	FV	404,000	0	7,763.	300,300	704,300	704,300	Year End	1/4/2016
2015	101	FV	372,900	0	7,763.	293,800	666,700	666,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	19:01:43

LAST REV

Date	Time
02/01/18	12:06:54
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 793

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DE VRIES RICHAR	35791-605		6/28/2002	Change>Sale	480,000	No	No		
	8770-249		1/1/1901			No	No		N

USER DEFINED

Prior Id # 1:	7370
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/24/2013	1117	Manual	7,475	C				
1/9/2009	20	New Wind	10,000					
1/6/2003	10	Addition	150,000	C				ADD FAMILY ROOM &
12/27/2002	1029	Demoliti	2,500					

ACTIVITY INFORMATION

Date	Result	By	Name
10/6/2017	MEAS&NOTICE	HS	Hanne S
1/8/2014	Info Fm Prmt	EMK	Ellen K
4/11/2009	Meas/Inspect	345	PATRIOT
11/22/2005	Fieldrev-Chg	BR	B Rossignol
10/12/2002	MLS	MM	Mary M
10/21/1999	Inspected	267	PATRIOT
9/23/1999	Mailer Sent		
9/23/1999	Measured	263	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7763		Sq. Ft.	Site		0	80.	0.84	1									522,313						522,300	

Total AC/HA:	0.17821	Total SF/SM:	7763	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	522,313	Spl Credit		Total:	522,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1951	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	Yes	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	3	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.10239112
Const Adj.:	0.99742496
Adj $ / SQ:	120.951
Other Features:	96781
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	546629
Depreciation:	25145
Depreciated Total:	521484

COMMENTS

OF= BMT SINK, 2ND SINK IN MBTH & SHOWER IN MBTH.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	2003
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	M

Totals		
1	8	4

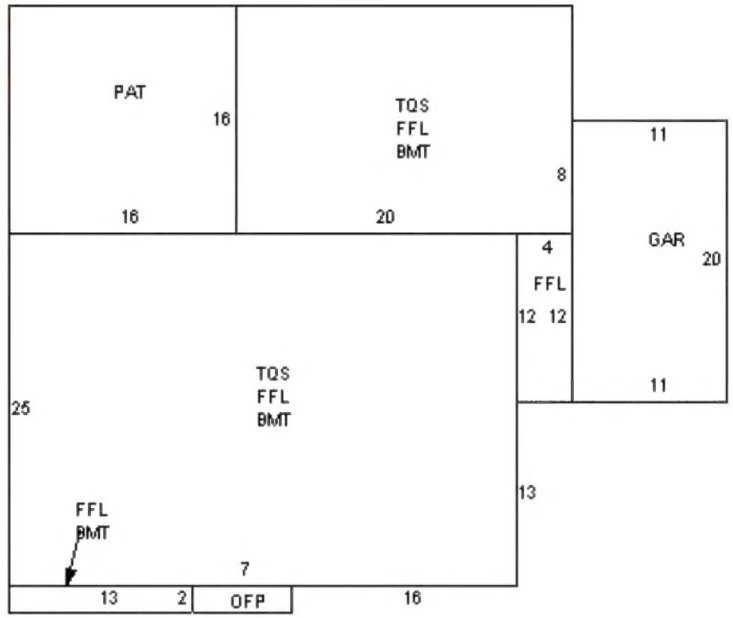
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	146.35
Special Features:	0	Val/Su Net:	126.55
Final Total:	521500	Val/Su SzAd	224.69

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,358	120.950	164,251
BMT	Basement	1,310	51.070	66,904
TQS	3/4 Story	963	120.950	116,476
PAT	Patio	256	3.710	949
GAR	Garage	220	26.300	5,785
OFP	Open Porch	14	43.890	614

	Net Sketched Area:	4,121		Total:	354,979
Size Ad	2321	Gross Area	4442	FinArea	2976

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

008.0-0002-0036.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	5X6	A	AV	1980	0.00	T	31.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	